

Staff Report Mount Airy Planning Commission April 25, 2022

Rezoning Request 2023 Master Plan Update

LOCATION:

1703 South Main Street, Mount Airy Maryland, 21771

OWNER:

Lisa Lessin

1703 South Main Street

Mount Airy, Maryland 21771

APPLICANT:

Lisa Lessin

1703 South Main Street

Mount Airy, Maryland 21771

REQUEST:

The applicant is requesting a zoning change from RE – Residential

Existing zone to CC – Community Commercial zone

PROJECT INFORMATION:

ADDRESS/LOCATION:

1703 South Main Street, Mount Airy, Maryland 21771

COMP. PLAN:

Residential Existing "zoning"

WATER/SEWER:

W-1/S-1 Existing/Final planning existing service no change

ACREAGE:

21,780 sq. ft.

HISTORY / BACKGROUND:

1703 South Main Street has been an existing residential structure in use from 1948 to the present. The house is located on the east side of the old State Road 27, now known as South Main Street "extended" which used to be Main Street of the Town of Mount Airy for decades.

Back in the early 1970 Md. Rt. 27 was constructed which serves as a bypass around the downtown of Mount Airy. (Old) South Main Street, which is now a dead-end street where this property is located.

The owners are requesting Planning Commission to approve their request from the current zoning of RE – Residential Existing to CC – Community Commercial Zone.

Staff recommendation:

Staff is recommending this parcel be considered for rezoning if the property at 1801 South Main Street is rezoned to CC – Community Commercial. That this parcel is to be considered for rezoning to LC – Limited Commercial creating a step down from the rezoning of 1801 South Main Street.



Good Morning ~

Based on our 3/4/2022 phone discussion and follow-up email where you informed me that if my property is rezoned for "commercial" use (a) my property taxes will not increase based solely on rezoning of my property AND (b) that I can continue to occupy my home as a current resident, I have decided to move forward with my initial request (below) to have my property reviewed for rezoning.

I would like my property, located at 1703 S Main Street, reviewed for re-zoning, to obtain a commercial option in addition to the current residential zone. My property is adjacent to the Vosloh property, which I believe will be re-zoned "commercial" as part of the current 2023 Master Plan process. With that change, I'm sure that my property would also qualify to be eligible for a commercial re-zoning.

Also, want to confirm that I would be able to continue to reside at my home, but also have the option to sell as a residential OR commercial property in the future.

Thank you, Lisa

Lisa Lessin 1703 S Main Street Mount Airy, MD 21771 240-772-7685

LARRY HUSHOUR *Mayor*

JASON M. POIRIER

Council President



Council Members PAMELA M. REED Secretary

KARL L. MUNDER LYNNE P. GALLETTI STEPHEN L. DOMOTOR

April 11, 2022

Re: Rezoning request for 1701, 1703, 1709, & 1801 South Main Street

Dear Homeowner:

On Monday, April 25th at 7:00 p.m. you are invited to attend a public meeting for the above-referenced properties to be held at Town Hall at the Planning Commission's regularly scheduled meeting. This will be your opportunity to provide public comment to the Planning Commission about these rezoning requests.

If you cannot attend but would like to make a comment or have questions, please contact John Breeding, Director of Planning and Zoning at <u>jbreeding@mountairymd.gov</u> or 301-829-1424.

Sincerely,

Roxanne Hemphill

Chairperson Planning Commission

Ropanne B. Hemphill

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